



**BRIDGEVILLE PLANNING & ZONING COMMISSION  
PUBLIC HEARING  
December 15, 2020 – 6:00 P.M.**

**I. Call to Order**

The meeting was called to order at 6:00 P.M. by Planning and Zoning Commission (P&Z) Chairman Clint Whaley.

**II. Quorum Present**

A quorum was present to hold the meeting (5 Members were present, Matt Davis was absent) along with Town Manager Bethany DeBussy, Town Solicitor Dennis Schrader and Town Clerk Ashley Walls (Zoom).

**III. Approval of Minutes**

Motion to approve the Minutes as presented. – Correll; 2nd – K. Davis; motion carried (5-0)

Commissioner Mervine- Yes  
Commissioner Correll-Yes  
Commissioner Cannon-Yes  
Commissioner K. Davis- Yes  
Chairman Whaley-Yes

**IV. New Business (Discussion, Consideration, and possible voting on)**

**A. Planning and Zoning Info-Heritage Shores Phase 3B & 4B Plat Revisions**

Town Solicitor Schrader stated that Bob Rauch & Dustin Rauch, Rauch Engineering were present via Zoom. Bob Rauch stated that these two are straight forward issues to address. Mr. Rauch stated that in Phase 3B, there is one (1) lot that had been reserved as an amenity for a walking area down by pond but it has proven not to be of interest so they are proposing to change it back to a buildable lot. Mr. Rauch stated that it is shown on the plat between lot 544 and 543 right on the pond and it will be lot 834. Mr. Rauch stated that all of the utilities are there for this lot. Mr. Mervine asked if there are other areas that are accessible to this pond. Mr. Rauch stated that yes, there is a substantial amount of open space and that this pond was not intended for direct contact and direct use. Chairman Whaley asked if the size of the lot will be the required size and Mr. Rauch stated yes that it would be because originally it was a buildable lot before it was reserved.

Solicitor Schrader opened the Public Hearing at 6:09 PM and closed it at 6:10 PM. There was no one that spoke for or against the proposed referenced item.

Bob Rauch stated that originally Phase 4B had 37 lots that were 40' wide. Mr. Rauch stated that the smaller lots are not desirable currently in the market. Mr. Rauch stated that the proposed revisions are changing the 40' lots to 60' lots and as a result the total number of lots in this phase are reduced from 39 lots down to 32 lots. Mr. Rauch stated that the overall development community total is not changed by this revision. Mr. Rauch discussed the improvement of drainage and easements resulting from this change in lot size. Solicitor Schrader asked if this was only because of the change in the current market's demand and Bob Rauch stated yes that is why. Jason Loar, DBF, Town Engineer, asked if these easements will be maintained by the Town or by the HOA. Bob Rauch stated that they will be maintained by the Developer through the HOA. Bob Rauch stated that the Town would be responsible for everything up to the municipal right away.

Solicitor Schrader opened the Public Hearing at 6:17 PM and closed it at 6:18 PM. There was no one that spoke for or against the proposed referenced item.

Motion to recommend the Heritage Shores Phase 3B plat revisions for approval to the Town Commissioners – Mervine; 2nd – Correll; motion carried (5-0).

Commissioner Mervine- Yes  
Commissioner Correll-Yes  
Commissioner K. Davis- Yes  
Commissioner Cannon-Yes  
Chairman Whaley-Yes

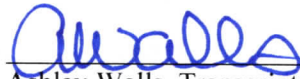
Motion to recommend the Heritage Shores Phase 4B plat revisions for approval to the Town Commissioners – K. Davis; 2nd – Mervine; motion carried (5-0).

Commissioner Mervine- Yes  
Commissioner Correll-Yes  
Commissioner K. Davis- Yes  
Commissioner Cannon-Yes  
Chairman Whaley-Yes

#### **V. Adjournment**

Meeting was adjourned at 6:27 P.M

Respectfully submitted,

  
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Ashley Walls, Transcriptionist